



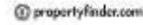
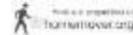
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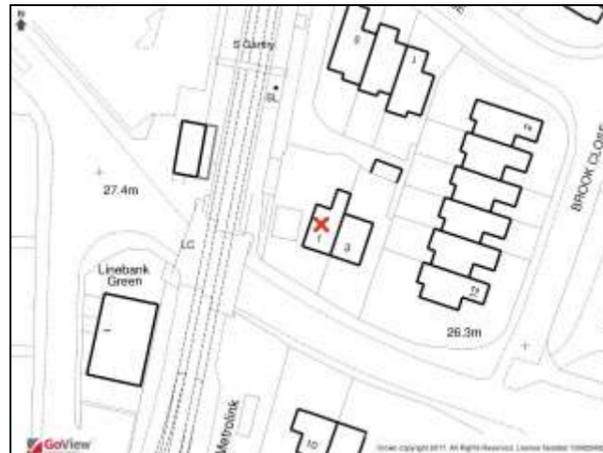


INDEPENDENT ESTATE AGENTS

location

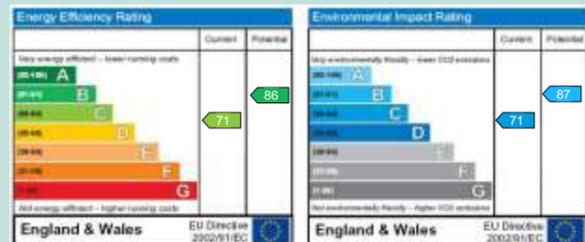


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the railway station and turn right at the next set of traffic lights onto Woodlands Road and the Woodlands Parkway flyover. At the traffic lights turn left on to Woodlands Parkway itself and continue to the mini roundabout. Turn left at the mini roundabout onto Wellington Road and continue along for a short distance where the property will be found on the right hand side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right).



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

1 Wellington Road Timperley, Altrincham, Cheshire, WA15 7QL



AN EXCELLENT VALUE FOR MONEY SEMI DETACHED FAMILY HOME WITH LARGE GARDEN AND DOUBLE GARAGE IDEALLY LOCATED FOR SCHOOLS AND METROLINK. 924sqft.

Hall. Living/Dining Room. Conservatory. Kitchen. Three Bedrooms. Bathroom. Driveway. Garage. Gardens. No Chain.

“ Offered for sale with no chain ”

Offers Over: £215,000



An excellent value for money, Semi Detached Family Home, ideally located within walking distance of excellent local Schools, Altrincham Town Centre and its facilities with the popular Market Quarter and benefits from Navigation Road Metro link literally on the doorstep, ideal for commuting to Manchester.



The property extends to some 924 sq ft comprising of a Living/Dining Room, Conservatory and Kitchen to the Ground Floor and Three Bedrooms and a Bathroom to the First Floor.

Externally, there is a Driveway providing off road parking to the rear accessed via Selworth Close which returns in front of a Detached Double Garage and there is a good sized lawned Garden.

The property has a solar panel system fitted in the past twelve months which has resulted in reduced energy bills

This property is offered For Sale with No Chain.

Comprising:

UPVC door leading to an Entrance Hall with staircase rising to the first floor. Access to useful under stairs storage. A door leads to the ground floor living accommodation. Built in cloaks. Dado rail surround.

24'4" x 10'9" (max) Living and Dining Room with contemporary wall mounted fireplace feature, UPVC bay window to the front elevation and UPVC sliding patio doors providing access to the Conservatory. A glazed door leads to the Kitchen.

12'1" x 7'1" Conservatory, of UPVC frame construction with vaulted ceiling with windows and doors overlooking and providing access to the gardens.

11'4" x 8'3" Kitchen, fitted with a range of base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include an oven, four ring hob, fridge, freezer and dishwasher and there is space and plumbing for a washing machine. UPVC window to the rear elevation enjoying views over the gardens. UPVC door to the side elevation provides access to the same. Tiled floor.

To the first floor there is access to Three good Bedrooms and Family Bathroom. UPVC window to the side elevation. Dado rail surround. Loft access point.

12'6" x 10'11" Bedroom One is a well proportioned room with UPVC window to the front elevation.

11'5" x 11' Bedroom Two is another good double room with UPVC window enjoying views over the rear elevation.

7'5" x 6'5" Bedroom Three with a UPVC window to the front elevation.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite with chrome fittings, comprising of a bath with shower over, contemporary sink and WC. UPVC window to the rear elevation. Extractor fan. Chrome finish heated towel rail. Tiling to the bath and shower area.



Externally to the front a gravelled path leads to the front door and there is a lawned garden with well stocked borders with a variety of shrubs, plants and trees, retained from the road by way of picket fencing. To the rear there is a gravelled patio area accessed via the UPVC French doors from the Conservatory and the UPVC door from the Kitchen. Beyond this the garden is of a good size and mainly laid to lawn. There is a rear driveway providing parking for two cars which leads to a Detached Double Garage. The garden is enclosed within timber fencing.

AGENTS NOTE - The rear hardstanding area at the back of the property accessed via the rear gates, whilst within the title of the property, is part of the adopted access road at the back. It appears that a previous owner of the property has incorporated this area within the rear garden and parking. The current seller bought the property 5 years ago 'as is' and it is believed that the arrangement has been in existence for many years. Nonetheless we are obliged to notify interested parties of the fact.

